

Development Allocations

Justification for updates to Policies in the Local Plan between Regulation 18 (2025) and Regulation 19 (2026)

Chapter	Policy	Paragraph/ Section	Text Changes	Justification
Development Allocations	A1	Text before Housing and mixed-use site allocations table.	To meet the identified need for new housing and employment land to 2042, the following sites, as defined on the Policies Map, are proposed for allocation. All housing and employment site allocations must be delivered in accordance with the development plan when read as a whole. <u>This includes strategic sites policies and the site development criteria as provided in Annex 6.</u>	Adds clarification and reference to site specific policies and cross reference to other requirements.
Development Allocations	A1	Housing and mixed-use site allocations table	See below table. Please note that the order has also been amended to ensure appropriate groupings of allocations within areas and in reference no. order.	To reflect the most recent evidence base and the Council's understanding of site capacities, availability, deliverability and potential.

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Changes
EC1	Land Opposite Hale House, Pilgrims Way, Aylesford	Aylesford	Eccles	40 <u>39</u>	Updated yield.
AY1	Land at Aylesford Lakes, Aylesford	Aylesford	Eccles, Aylesford Village	800 <u>938</u>	Updated yield.
AY2	Land south of High Street, Aylesford	Aylesford	Aylesford Village	33	Removed allocation.

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AY3 <u>AY2</u>	North of Pratling Street, Aylesford	Aylesford	Aylesford Village	90	Revised reference.
AY4 <u>AY3</u>	Land East of 4 Pratling Street and south of Pratling Street, Aylesford	Aylesford	Aylesford Village	406 <u>1</u>	Updated yield and revised reference.
MG1 <u>MG5</u>	Land off Hall Road, Royal British Legion Industries, Aylesford	Aylesford	Medway Gap	754 <u>5</u>	Updated yield and revised reference.
MG2	Existing premises at Heart of Kent Hospice, Preston Hall, Aylesford	Aylesford	Medway Gap	10	Removed allocation.
MG3 <u>MG2</u>	Land at Bunyards, Beaver Road, Allington, Maidstone	Aylesford	Medway Gap	435	Revised reference.
MG4 <u>MG1</u>	Land east of Kiln Barn Road and west of Hermitage Lane, Aylesford	Aylesford	Medway Gap	1,300	Revised reference.
BG1	Land North of Borough Green, Sevenoaks	Borough Green	Borough Green	3,000 <u>2000 & 33,200sqm</u> <u>Employment Floorspace</u> <u>B2/B8/E(g)(iii)</u>	Updated yield.
BG2	Land south and west of Tillmans Off, Crouch Lane, Sevenoaks	Borough Green	Borough Green	50	Removed allocation.
MG8 <u>MG4</u>	Winterfield Farm, East Malling <u>Land North of Lucks</u>	East Malling & Larkfield	Medway Gap	254 <u>8</u>	Revised reference, address and yield.

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	<u>Hill and West of Winterfield Lane, East Malling</u>				
EM1	Paris Farm, Rocks Road, East Malling	East Malling & Larkfield	East Malling & Mill Street	105	No change.
EM2	<u>Land East of Broadwater Road and South of Clare Lane, West Malling</u>	<u>East Malling & Larkfield</u>	<u>East Malling</u>	<u>93</u>	New allocation.
EM3	<u>Land around Broadwater Hall, South of Lucks Hill and West of Broadwater Lane, East Malling</u>	<u>East Malling & Larkfield</u>	<u>East Malling</u>	<u>50</u>	New allocation.
EM4	<u>Land North of Rocks Road, East Malling</u>	<u>East Malling & Larkfield</u>	<u>East Malling</u>	<u>35</u>	New allocation.
EM5	<u>Land West of Wateringbury Road, East Malling</u>	<u>East Malling & Larkfield</u>	<u>East Malling</u>	<u>11</u>	New allocation.
KH1	Land at Broadwater Farm, Kings Hill, West Malling	East Malling & Larkfield, Kings Hill	Kings Hill	900 <u>1,300</u>	Updated yield.
MG5	Existing premises at 56 to 62 Martins Square, Larkfield	East Malling & Larkfield	Medway Gap	16	Removed allocation.
MG6	Land adjacent to Larkfield Library	East Malling & Larkfield	Medway Gap	30	Removed allocation.
HS1 <u>EP1</u>	Land west of Hale Street, East Peckham, Tonbridge	East Peckham	East Peckham, Hale Street	140 <u>156</u>	Revised reference, address, settlement and yield.

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EP1	Land west of Addlestead Road, East Peckham, Tonbridge	East Peckham	East Peckham	50	Removed allocation.
EP2	Land south of Church Lane, Hale Street	East Peckham	East Peckham, Hale Street	396 <u>76</u>	Updated yield.
HA1 <u>HA2</u>	Land north of The Paddock and East of Carpenters Lane, Tonbridge and Land South of Common Road, Hadlow	Hadlow	Hadlow	120 <u>280</u>	Revised reference, address and yield.
HA2	Land south of Common Road, Hadlow	Hadlow	Hadlow	101	Removed allocation.
HA3 <u>HA1</u>	Land north of Court Lane, and Land South of Cemetery Lane, Hadlow	Hadlow	Hadlow	654 <u>22</u>	Revised reference, address and yield.
HA4 <u>HA3</u>	Court Lane Nurseries, Court Lane, Hadlow, Tonbridge	Hadlow	Hadlow	85 <u>80</u>	Revised reference and yield.
TO3 <u>HP4</u>	Hilden Farm Road, Tonbridge	Hildenborough	Tonbridge and Hilden Park	306 <u>6</u>	Revised reference and yield.
TO4 <u>HP2</u>	Land Northwest of Hilden Park, Tonbridge	Hildenborough	Tonbridge and Hilden Park	289 <u>290</u>	Revised reference and yield.
HI1	East of Riding Lane, Hildenborough	Hildenborough	Hildenborough	77 <u>96</u>	Updated yield.
H12 <u>HP1</u>	Land off Stocks Green Road, Tonbridge Road and Noble Tree Road, Hildenborough	Hildenborough	Tonbridge and Hilden Park	629 <u>602</u>	Revised reference, address and yield.

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<u>HP3</u>	<u>Land South of Stocks Green Road, Hildenborough</u>	<u>Hildenborough</u>	<u>Tonbridge and Hilden Park</u>	<u>156</u>	New allocation (previously part of HI2)
IG1	Land known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	Ightham	Ightham	8	Removed allocation.
IG2	Land south of Bramleys, Rectory Lane, Ightham, Sevenoaks	Ightham	Ightham	10	Removed allocation.
KH3 <u>KH4</u>	Existing premises at 1 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	60	Revised reference.
KH4 <u>KH5</u>	Existing premises at 50 Kings Hill Avenue, Kings Hill	Kings Hill	Kings Hill	55	Revised reference.
KH5 <u>KH3</u>	Existing premises at 11 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	70	Revised reference.
KH6	Existing premises at 32 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	60 <u>36</u>	Updated yield.
KH7	Existing premises at 34 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	45 <u>33</u>	Updated yield.
MG7 <u>MG3</u>	Land between Ashton Way and London Road, Leybourne, West Malling	Leybourne	Medway Gap	70 <u>95</u>	Revised reference and yield.
<u>PL1</u>	Rear of Platt Mill Close, Platt	Platt	Platt	10	Removed allocation.

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PL2 PL1	Land south of Potash Lane and north of Paddock Orchard, Platt	Platt	Platt	516	Revised reference and yield.
RY1	Holmes Paddock, Ryarsh	Ryarsh	Ryarsh	20	Removed allocation.
SN1	Land north of Holborough Lakes, Snodland	Snodland	Snodland	1,300	No change.
SN2	Land West of Hays Road, Snodland	Snodland	Snodland	36	New allocation.
TO1	Land north east <u>Northeast</u> of Tonbridge	Tonbridge	Tonbridge and Hilden Park	1,671 <u>1,500</u>	Revised address and yield.
T02 TO3	Coblans Nursery and Little Trench Farm, Trench Road, Tonbridge	Tonbridge	Tonbridge and Hilden Park	294 <u>394</u>	Revised reference and yield.
T05 TO2	Land at south west <u>Southwest</u> Tonbridge	Tonbridge	Tonbridge and Hilden Park	423 <u>408</u>	Revised reference, address and yield.
T06 TO7	Land adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	Tonbridge	Tonbridge and Hilden Park	75 <u>76</u>	Revised reference and yield.
T07 TO4	Land north of Priory Road, south of the Railway, Tonbridge	Tonbridge	Tonbridge and Hilden Park	136 <u>159</u>	Revised reference and yield.
TO8	Angel Centre, Tonbridge	Tonbridge	Tonbridge and Hilden Park	118 <u>56</u>	Updated yield.
T09 TO5	Sovereign Way North, Tonbridge	Tonbridge	Tonbridge and Hilden Park	122	Revised reference.

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TO10 TO6	The River Centre, Tonbridge	Tonbridge	Tonbridge and Hilden Park	118 122	Revised reference and yield.
TO9	Vale Road Car Park, Tonbridge	Tonbridge	Tonbridge and Hilden Park	12	New allocation.
WA1	Land east of Red Hill, Wateringbury, Maidstone	Wateringbury	Wateringbury	30	Removed allocation.
KH2	Land west of King Hill and Northwest of Ashton Way /Malling Road roundabout, West Malling	West Malling	Kings Hill	308 4	Updated yield.
WO1	Land at Wouldham Allotments and rear of Oldfield Drive, Wouldham, Rochester	Wouldham	Wouldham	40 39	Updated yield.
WR1	Land south of London Road and rear of Howlands Court, Wrotham, Sevenoaks	Wrotham	Wrotham	25 26	Updated yield.

Chapter	Policy	Paragraph/ Section	Text Changes	Justification
Development Allocations	A1	Employment allocations table	See below table.	To reflect the most recent evidence base and the Council's understanding of site capacities,

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Chapter	Policy	Paragraph/ Section	Text Changes	Justification
				availability, deliverability and potential

Reference	Site	Parish	Settlement	Estimated Floorspace (sm)	Use Class	Changes
E1	Celeon Works, Borough Green	Ightham	Borough Green	4,000	E(g(i))	Removed allocation.
E2	East Malling Research Station, New Road, East Malling	Ditton	East Malling & Mill Street	45,080	E(g(i)) <u>and</u> E(g)(ii)	Revised use class.
E3	Land south of Hermitage Court, Hermitage Lane, Maidstone	Aylesford	Medway Gap	1,000 3,306	E(g(i)) <u>and</u> E(g)(ii)	Revised floorspace and use class.
E4	Land east of Coldharbour Lane (Junction 5 of M20) and south of M20, Aylesford	Aylesford	Medway Gap	12,000 96,000	B2/B8/E(g)(iii)	Revised floorspace and use class.
E5	Land at Spider Hall, Bull Road,	Leybourne	Medway Gap	1,000	E(g(i))	Removed allocation.

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	Leybourne, West Malling					
E6	Land East of Platt Industrial Estate, Platt	Platt	Platt	8,000	B2	Removed allocation.
E7E1	Land west of Hays Road, Snodland	Snodland	Snodland	3,000	E(g(i)) and E(g)(ii)	Revised reference and use class.
E8E5	Land at Sanderson Way and Little Postern, Tonbridge Land Little Postern, Postern Lane & Existing Premises at Recycling Centre (Canham Aggregates), Sanderson Way, Tonbridge	Tonbridge	Tonbridge and Hilden Park	44,700/2,500 47,200	B2/B8/E(g)(iii)	Revised reference, address, floorspace and use class.
E9E6	Land west of Rochester Airport, Rochester	Wouldham	Walderslade	14,000	B2/B8/E(g)(iii)	Revised reference and use class.

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Chapter	Policy	Paragraph/ Section	Text Changes	Justification
Development Allocations	A2	New Policy	New policy on Place-making, masterplan and delivery principles for development allocations added after Regulation 18.	To provide greater clarity on the key place-making, masterplanning and delivery principles expected to guide development of allocated sites.
Development Allocations	SN1	New Policy	New site specific policy added after Regulation 18.	New site specific policies have been introduced to provide clarity on the development requirements and key considerations for individual strategic allocations, informed by the evidence base and consultation with stakeholders.
Development Allocations	BG1	New Policy	New site specific policy added after Regulation 18.	
Development Allocations	TO1	New Policy	New site specific policy added after Regulation 18.	
Development Allocations	TO2	New Policy	New site specific policy added after Regulation 18.	
Development Allocations	KH1	New Policy	New site specific policy added after Regulation 18.	
Development Allocations	AY1	New Policy	New site specific policy added after Regulation 18.	
Development Allocations	HP1	New Policy	New site specific policy added after Regulation 18.	
Development Allocations	HA1	New Policy	New site specific policy added after Regulation 18.	

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Development Allocations	MG1	New Policy	New site specific policy added after Regulation 18.	
Development Allocations	MG2	New Policy	New site specific policy added after Regulation 18.	